



Enhanced with AI by STREET



LAWRENCE RAND

Carmichael Close, Ruislip

Offers Over £220,000

KEY FEATURES:

- Immediate 'exchange of contracts' available
Being sold via 'Secure Sale'
- 101 Years remaining on lease
- First floor
- Allocated parking
- Close to Ruislip Gardens Central line

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £220,000.

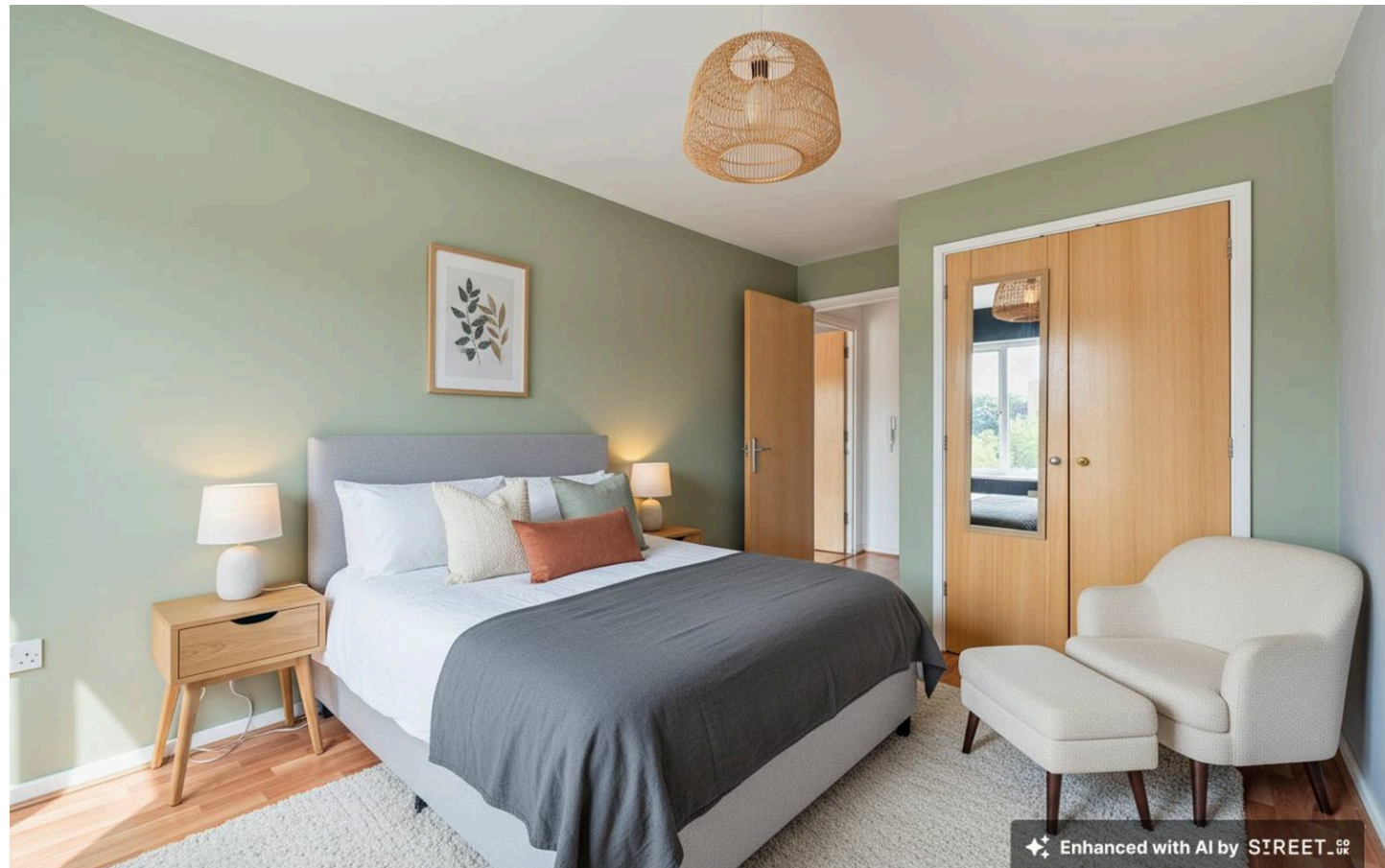
This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Situated in a quiet residential cul-de-sac, this well-presented one-bedroom first-floor apartment with a Juliette balcony offers modern living close to the excellent amenities and transport links of Ruislip Gardens.

The property features an entrance hallway with a versatile storage cupboard, leading to all rooms. The spacious reception room opens onto a charming Juliette balcony, creating a bright and airy feel, and flows into a well-appointed fitted kitchen. The double bedroom benefits from fitted wardrobes, while the bathroom is neutrally finished. Externally, residents' parking is available for 2 cars.

Location

Carmichael Close is within a short walk of Ruislip Gardens Central line. Metropolitan and Piccadilly line stations are also close by.



Verified Information:

Council tax band: C

Local authority: London Borough of Hillingdon

Tenure: Leasehold

Remaining years on the lease: 101

Ground rent: £140 per year

Service charge: £2000 per year

Energy Performance rating: D

Suppliers:

Electricity supply: Mains, Water supply: Mains water,
Sewerage: Mains

Heating: Gas central heating

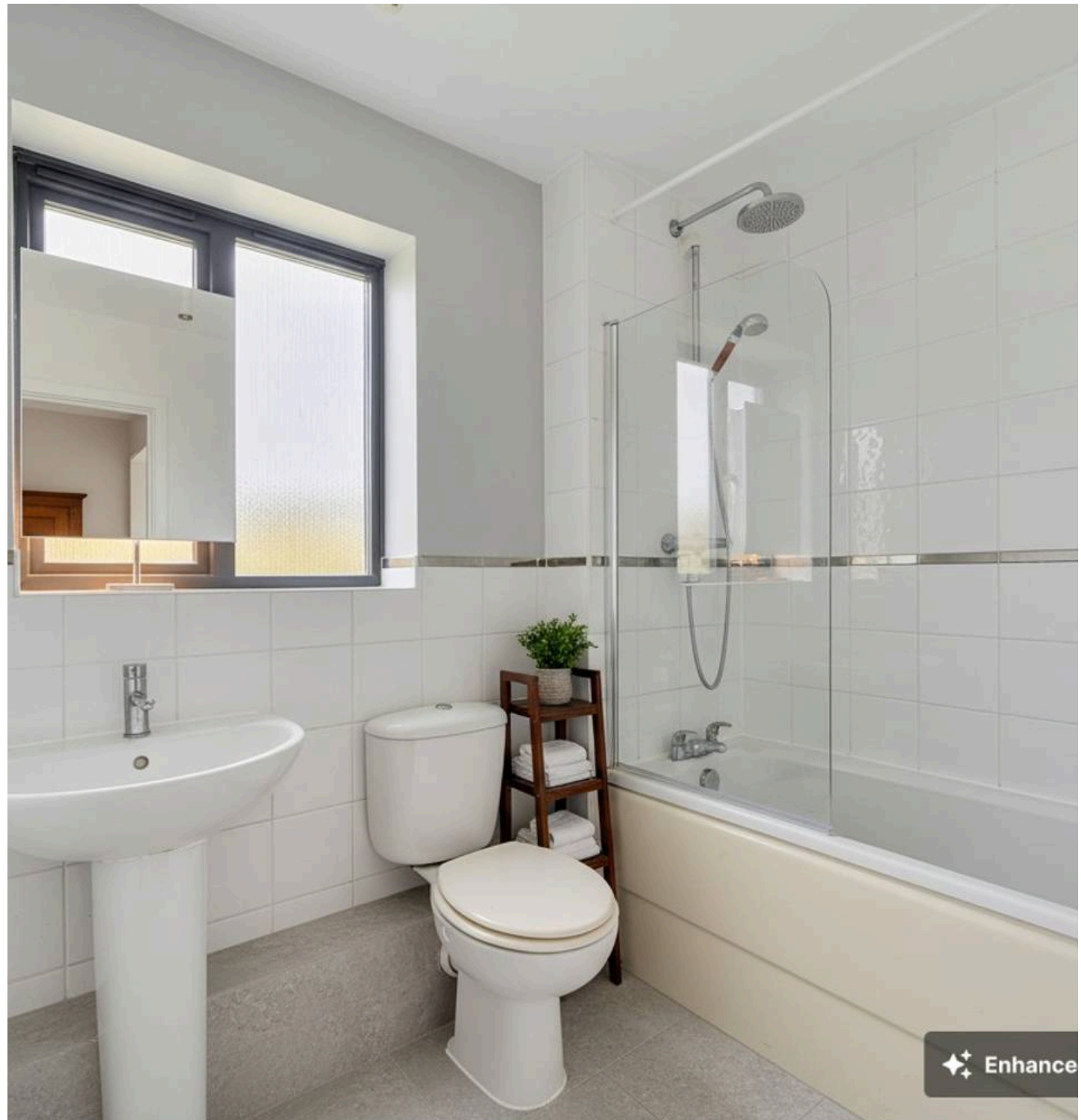
Broadband & mobile coverage:

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Excellent, Vodafone - Excellent,
Three - Excellent, EE - Excellent

Disclaimer:

While we have endeavoured to provide accurate information, we advise prospective buyers to verify all key details with relevant professionals to ensure complete transparency. This property presents immense potential for development, and we encourage interested parties to explore the possibilities that await with this remarkable opportunity.

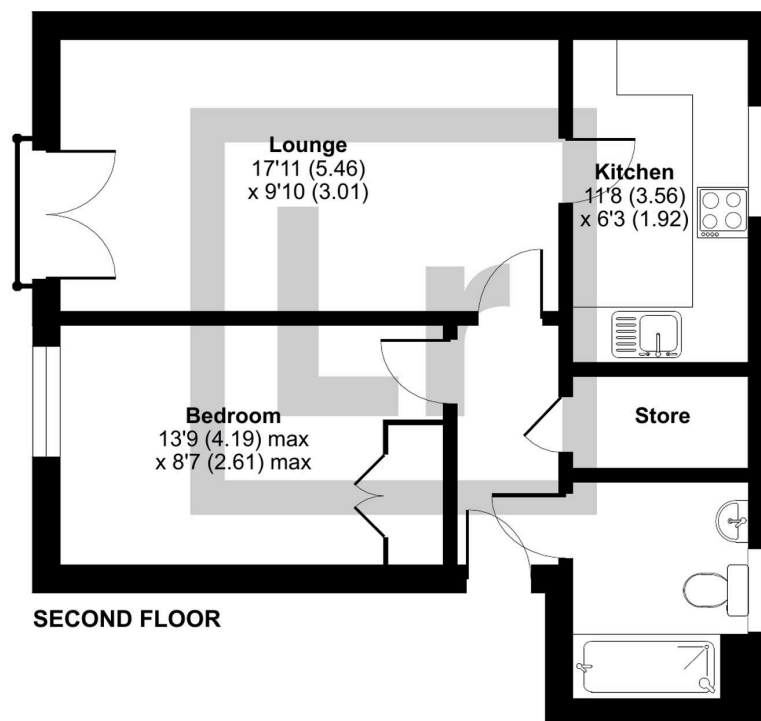




Carmichael Close, Ruislip, HA4

Approximate Area = 502 sq ft / 46.6 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Lawrence Rand. REF: 1335259

Lawrence Rand

51 Victoria Road, Ruislip - HA4 9BH

01895 632211 • Info@lawrence-rand.co.uk • www.lawrence-rand.co.uk/